

Withdrawn £7750

WITH VACANT POSSESSION

The Important Freehold Shop Premises

46 Oxford Street
HIGH WYCOMBE



**Occupying a Prominent Position in the
Multiple Shopping Area**

FOR SALE BY AUCTION

At the Guildhall, High Wycombe

On **FRIDAY, NOVEMBER 1st, 1957, at 3 p.m.**
(unless previously sold)

Vendors' Solicitors:

Messrs. JOELSON & CO.
199, Piccadilly, London, W.1 (Tel.: Regent 1702/3)

Chartered Auctioneers:

HAMNETT, RAFFETY & CO.
30, High Street, High Wycombe (Tel.: 2576—four lines)

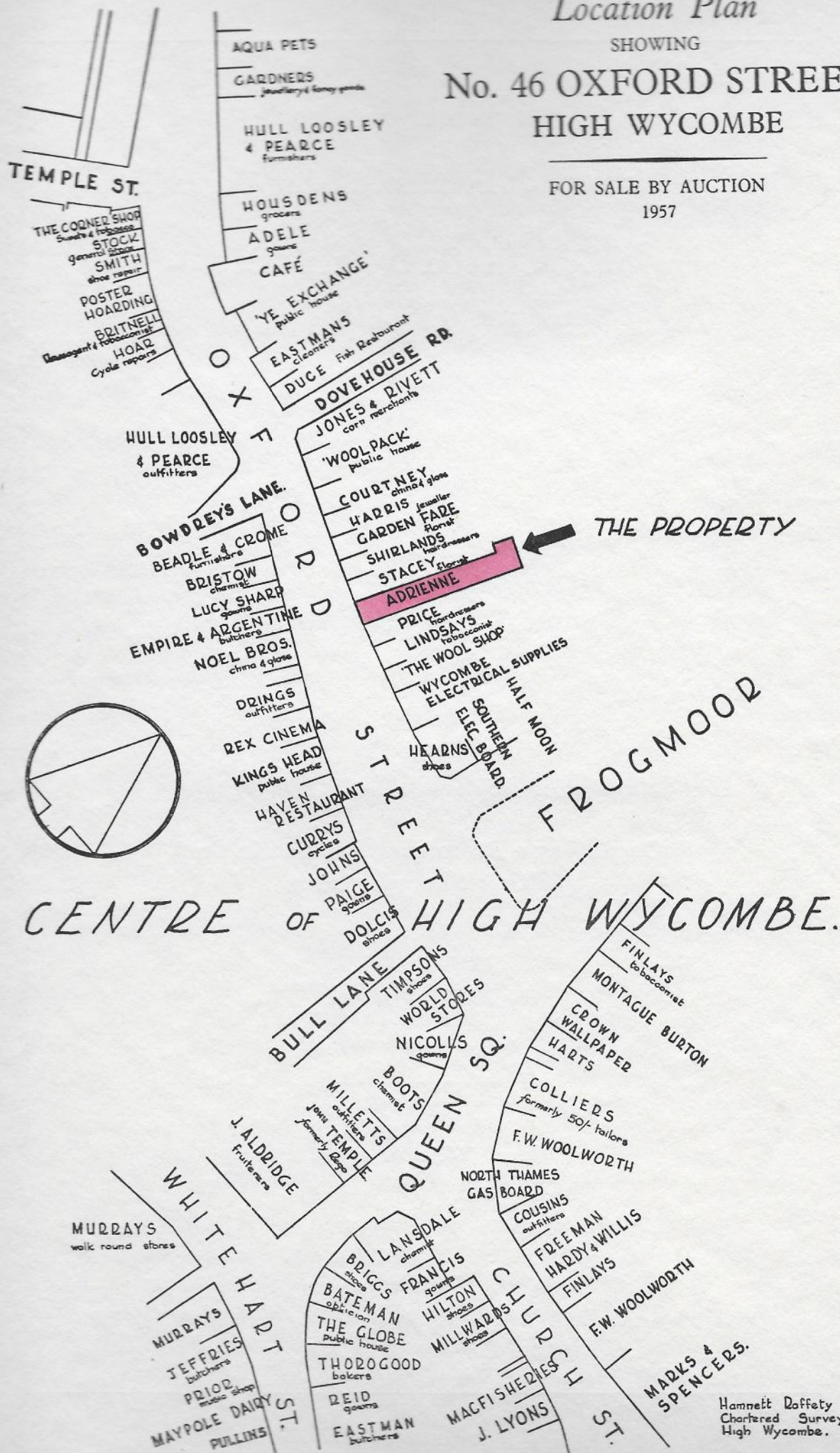
With other Offices at Beaconsfield, Princes Risborough and Farnham Common

Location Plan

SHOWING

No. 46 OXFORD STREET
HIGH WYCOMBE

FOR SALE BY AUCTION
1957



Hamnett Daffety & Co.
Chartered Surveyors.
High Wycombe.

NOTE - This Plan is published for convenience
of Purchasers only. Its accuracy is not guaranteed
and it is expressly excluded from any contract.

Particulars

46 Oxford Street

occupies an excellent trading position in a prominent part of the central shopping area of High Wycombe, close to premises in the occupation of prominent multiple traders, and suitable for occupation in a variety of retail trades, for almost every branch of which there are excellent opportunities in the thriving and expanding town, which besides its own considerable population is the shopping centre for the populous surrounding countryside.

The property has a
FRONTAGE OF ABOUT 13ft. 6in.
DEPTH OF ABOUT 60ft.
Site Area of about 990 sq. ft.

and

EFFECTIVE FLOOR AREA OF ABOUT 1,150 SQUARE FEET

The principal building is of brick with slate roof, and at the rear a yard affords opportunities for expansion. The accommodation is as follows, all dimensions being approximate:—

GROUND FLOOR: SHOP, 13ft. 6in. by 60ft. overall, widening out at the rear.
Lobby with sink, separate W.C. and door to Yard.

FIRST FLOOR: TWO ROOMS, about 14ft. by 13ft. 6in. and 11ft. 6in. by 7ft. 3in., one with cupboard.

SECOND FLOOR: STORE ROOM, 14ft. by 11ft. 3in., with two cupboards.

Services.—Main Water, Electricity, Gas and Drainage are connected. The Telephone is at present connected but, as is usual, the Purchaser should arrange with Post Office Telephones for its retention.

Outgoings.—N.A.V. £338. Rateable Value £270. Rates for the current half-year, including water rate, amount to £123 18s. 4d.

Fixtures.—Certain fixtures and fittings at present on the premises will be included with the Freehold and a schedule of these may be inspected at the offices of the Chartered Auctioneers.

Tenure.—The property is FREEHOLD and VACANT POSSESSION will be given on completion of the purchase.

Floor Plan.—A floor plan may be inspected at the offices of the Chartered Auctioneers.

Town Planning.—On the Town Map for High Wycombe approved by the Minister of Housing and Local Government, the property is in an area primarily for shopping use in the town centre. The Area Planning Office is at 164, West Wycombe Road, High Wycombe (Tel.: 3361).

Local Authority.—Corporation of High Wycombe, Municipal Offices, Queen Victoria Road, High Wycombe (Tel.: 1000).

Viewing.—Please make appointments through the Chartered Auctioneers.

Special Conditions of Sale

1. The Purchaser shall pay to the Auctioneers as Stakeholders a deposit of 10 per cent of the amount of the purchase money and the same shall be paid on the signing hereof.
2. The completion of the purchase and payment of the balance of the purchase money shall take place on the 2nd day of December 1957 at the office of the Vendors' Solicitors Messrs. Joelson & Co. of 199 Piccadilly London W.1 when vacant possession shall be given.
3. The Vendors sell as beneficial owners.
4. The title shall commence with a Legal Charge dated the 3rd day of April 1928 and made between Emily Annie Gertrude Phillips of the one part and Arthur Joseph Clarke of the other part.
5. The property is sold subject to the National Conditions of Sale (16th Edition) excluding Condition 13 so far as the same are not inconsistent with these conditions.

Memorandum

I, the undersigned,
of
do hereby acknowledge that I have this day purchased the property described in the within Particulars for the sum of £ subject to the within Conditions of Sale and that I have paid to the Auctioneers, Messrs. HAMNETT, RAFFETY & CO., of 30, High Street, High Wycombe, in the County of Buckingham, the sum of £ as a deposit and in part payment of the said purchase money

AND I HEREBY AGREE to pay the balance of the said purchase money and to complete the purchase in accordance with the within Conditions of Sale.

DATED this day of 1957.

Purchase money	..	..	£
Less Deposit	..	..	£
Balance	..	..	£

As Agents for the Vendors, Louis Harris and Ada Harris (his wife), we hereby confirm this Sale and acknowledge the receipt of the above-mentioned deposit.

Abstract of Title to be sent to:—